

184.0

0006

0015.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

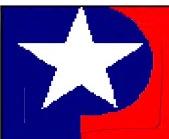
704,100 / 704,100

USE VALUE:

704,100 / 704,100

ASSESSED:

704,100 / 704,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
203		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TARANTO BRIAN W

Owner 2:

Owner 3:

Street 1: 203 WOLLASTON AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .233 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1348 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10155	Sq. Ft.	Site			0	70.	0.71	7									507,255						507,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10155.000	196,800		507,300	704,100		123896
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

PREVIOUS ASSESSMENT								Parcel ID	184.0-0006-0015.0	Date	!14319!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT
2022	101	FV	196,800	0	10,155.	507,300	704,100		Year end	12/23/2021	Date
2021	101	FV	189,700	0	10,155.	507,300	697,000		Year End Roll	12/10/2020	Time
2020	101	FV	189,700	0	10,155.	507,300	697,000		697,000 Year End Roll	12/18/2019	
2019	101	FV	173,500	0	10,155.	507,300	680,800		680,800 Year End Roll	1/3/2019	
2018	101	FV	173,500	0	10,155.	427,500	601,000		601,000 Year End Roll	12/20/2017	
2017	101	FV	173,500	0	10,155.	391,300	564,800		564,800 Year End Roll	1/3/2017	
2016	101	FV	173,500	0	10,155.	333,300	506,800		506,800 Year End	1/4/2016	
2015	101	FV	172,700	0	10,155.	289,900	462,600		462,600 Year End Roll	12/11/2014	

SALES INFORMATION

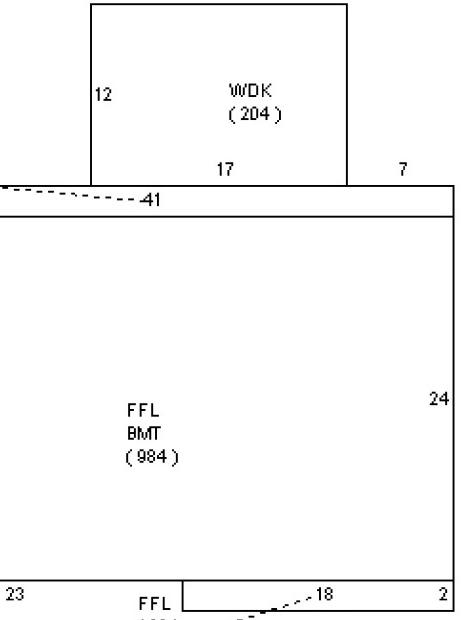
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
TARANTO BRIAN	24466-163		4/19/1994			99	No	No	A	14319

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/24/2009	894	Re-Roof	4,650						8/25/2018	MEAS&NOTICE	HS	Hanne S
									11/8/2008	Meas/Inspect	345	PATRIOT
									1/4/2000	Mailer Sent		
									1/3/2000	Measured	263	PATRIOT
									7/24/1993		TH	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch				Full Bath: 1	Rating: Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1960	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdict:	Fact: .							Totals	RMs: 5	BRs: 3	Baths: 1	HB					
Const Mod:				CONDOS INFORMATION				REMODELING RES BREAKDOWN									
Lump Sum Adj:				Location:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Total Units:				Interior:	1	5	3						
Avg Ht/FL: STD				Floor:				Additions:									
Prim Int Wal 1 - Drywall				% Own:				Kitchen:									
Sec Int Wall:	%			Name:				Baths:									
Partition: T - Typical								Plumbing:									
Prim Floors: 4 - Carpet				Total:	26.4 %			Electric:									
Sec Floors: 3 - Hardwood	30 %							Heating:									
Bsmnt Flr: 12 - Concrete								General:									
Subfloor:				CALC SUMMARY				Totals	1	5	3						
Bsmnt Gar: 1				Basic \$ / SQ: 100.00													
Electric: 3 - Typical				Size Adj.: 1.35000002				COMPARABLE SALES									
Insulation: 2 - Typical				Const Adj.: 0.99297005				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Adj \$ / SQ: 134.051													
Heat Fuel: 1 - Oil				Other Features: 71500													
Heat Type: 3 - Forced H/W				Grade Factor: 1.00													
# Heat Sys: 1				NBHD Inf: 1.00000000													
% Heated: 100	% AC:			NBHD Mod:													
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00													
% Com Wal	% Sprinkled			Adj Total: 267435													
				Depreciation: 70603													
				Depreciated Total: 196832													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:							
PARCEL ID 184.0-0006-0015.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
 IMAGE AssessPro Patriot Properties, Inc 																	